THE

PARTICULARS

OF

A CAPITAL AND VERY VALUABLE

FREEHOLD ESTATE,

MOST DESIRABLY SITUATE

In a fine Sporting Part of the County of *LEICESTER*,

Seven Miles from GRANTHAM, *Seven from* MELTON-MOWBRAY,
and Twenty from the Town of LEICESTER;

COMPRISING

The Reputed Manor *or* Lordſhip *of* Coſton,

AND

One Thouſand, Four Hundred, and Ninety-Nine Acres, Three Rood, and Eleven Perch, be the ſame more or leſs, of ancient incloſed fertile Grazing Meadow and Arable Land,

Subject to a ſmall annual Payment in lieu of all Tythes,

And divided into eligible Farms, lying compact, nearly within Ring Fences, and agreeably interſected by a Rivulet;

With Dwelling-Houſes, Barns, Stabling, and ſuitable Out-Buildings;

A Water Corn Mill, and ſundry ſmall Meſſuages and Cottages;

THE WHOLE LET TO

Meſſ. GILBERT, BULLIVANT, & RICHARD HARRIS,

AS JOINT TENANTS AT WILL;

AT VERY OLD RENTS, AMOUNTING TO

Nine Hundred and Fifteen Pounds per Annum;

THE YEARLY VALUE UPON A LATE SURVEY, NEAR

TWELVE HUNDRED POUNDS:

Which will be SOLD by AUCTION,

By Mr. SKINNER *and* Co.

On WEDNESDAY the 12th of *APRIL*, 1786,

At Twelve o'Clock,

At GARRAWAY's Coffee-houſe, 'Change-Alley, London;

IN FIVE LOTS.

To be viewed till the Sale, by applying to the Tenants; of whom printed Particulars may be had: Alſo at the Poſt-houſe at Leiceſter; of Mr. Stokes, at Melton-Mowbray; the George, Grantham; at the Place of Sale; of W. Bray, Eſq. Great Ruſſel-Street, Bloomſbury; and of Mr. SKINNER and Co. Alderſgate-Street, London; where a Plan may be ſeen.

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PARTICULARS, &c.

LOT I.

	Present Rents proportioned £. s. d.	Year's Value. £. s. d.
A Valuable and truly-desirable FREEHOLD ESTATE, comprising *The reputed Manor or Lordship of COSTON*, Situate in the most desirable Part of the County of Leicester, universally esteemed for Field Sport. Together with several new Plantations, containing many Thousand thriving Oak, Ash, and Elm Trees. And a very eligible Farm of ancient inclosed Grazing, Meadow, and Arable Land, lying exceedingly compact to fine Aspects, well watered and timbered; with a Dwelling-House, Barn, Stabling, and Out-Buildings, the whole containing Three Hundred and Sixty-eight Acres, three Rood and nine Perch, be the same more or less. Subject to a small annual Payment of £. 15, in Lieu of all Tythes. — — — — — —	185 0 0	250 0 0

	A.	R.	P.
Mr. Healey's Homestead	7	1	10
Weatherall's Yard — —	4	3	29
Orton's Close — —	6	1	2
Nether Sorrel Dale —	14	1	26
Middle ditto — —	18	0	27
Upper ditto — —	14	1	23
Mill Field — —	26	2	33
Great Lemons — —	8	2	10
Little ditto — —	3	2	32
Upper ditto — —	7	0	38
Stone Bridge Close —	6	3	29
Little Mill Field —	6	1	28
Little High Lees —	4	1	15
High Lees — —	8	3	29
Far Doddings — —	28	3	25
Hither ditto — —	22	0	8
Jesson's Sorrel Dale —	5	0	35
Cheesecake Close —	1	3	33
Toft Dale — —	99	3	25
Swaith's being cut and away, the After-Grass from Michaelmas to Lady-day belonging to Garthorp —	63	1	37
Right of the undivided Share of the Strift Goss —	13	0	0
Total Acres —	368	3	9

Note, Lot I. *subject to a Quit Rent of about* 3 s. *per Annum.*

LOT II.

A Valuable Freehold Estate, comprising a very eligible Farm of ancient inclosed Grazing Meadow and Arable Land, lying exceedingly compact to fine Aspects, well watered and timbered; with a Dwelling-House lately erected, Barns, Stabling, and Out-Buildings, the Whole containing Three Hundred and Sixty-four Acres, one Rood and twenty-five Perch, be the same more or less. Subject to a small annual Payment of £. 25, in Lieu of all Tythes — — — — — — — — — — 270 0 0 | 350 0 0

	A.	R.	P.
Mr. Bullivant's Homestead	5	2	30
W. Jesson's ditto —	1	2	5
Coxe's Close — —	3	2	2
Home Yards — —	12	2	0
The Barton Yards —	22	2	5
The Bech Close —	7	1	18
The Little Bech Close	3	2	19
John Cawthorn's Bech Close	4	2	25
Whitton's Close — —	22	0	6
Yake's Close — —	24	2	31
Roberts's Fields — —	71	2	2
Slip Moor — —	85	0	35
The Doles — —	53	0	27
Harris Doles — —	10	1	35
Worrel's Lees — —	29	1	0
Gessing Cot and Homestead	1	2	20
Roberts's Close — —	2	2	20
Rubin's Yard — —	1	0	21
Tom Ward's Cot —	0	1	0
Parker's Cot — —	0	1	30
Wright's Cot — —	0	2	14
Total Acres	364	1	25

LOT III.

A Valuable Freehold Estate, comprising a very eligible Farm of ancient inclosed Grazing Meadow and Arable Land, lying exceedingly compact to fine Aspects, well watered and timbered; containing Two Hundred and Sixty-six Acres, one Rood and fifteen Perch, be the same more or less. Subject to a small annual Payment of £. 15, in Lieu of all Tythes — — 160 0 0 | 210 0 0

	A.	R.	P.
The old Close — —	129	1	10
Cop Dale — —	80	0	20
Riley's Bretlands —	7	2	23
Cawthorn's Close —	4	1	17
Ditto — — —	5	0	32
Parker's Close — —	2	0	19
Great Bretland's —	8	1	37
Little ditto — —	2	1	8
Lees ditto — —	4	3	9
Cottage Close, the Proprietor of this Property in it about — —	22	0	0
Total Acres —	266	1	15

LOT IV.

	Present Rents proportioned £. s. d.	Yearly Value. £. s. d.
A Valuable Freehold Eſtate, compriſing a very eligible Farm of ancient incloſed Grazing Meadow and Arable Land, lying exceedingly compact to fine Aſpects, well watered and timbered; with a Dwelling-Houſe, Barns, Stabling, and Out-Buildings, and a Water Corn Mill; the Whole containing Three Hundred and four Acres, and thirty-four Perch, be the ſame more or leſs. Subject to a ſmall annual Payment of £. 15, in Lieu of all Tythes —	190 0 0	255 0 0

	A.	R.	P.
Mr. Harris's Houſe and Thorny Cloſe —	14	1	30
Robert Harris's Houſe —	0	0	38
T. Jeſſon's ditto —	0	0	38
W. Dobney's ditto —	0	1	19
Day's Cloſe — —	0	3	15
Parker's Pingle —	0	1	20
T. Jeſſon's Pingle —	1	1	19
Little Thorney Cloſe —	3	0	15
Lee's Cloſe — —	7	3	13
Dobney's Two Little Cloſes	2	2	35
Howitt's Little Cloſe —	1	3	27
Cawtherne's ditto —	1	2	30
Great Dent's Cloſe —	15	0	8
Upper ditto — —	15	2	9
Longland Cloſe —	6	0	17
Far Cloſe — —	19	0	30
Land Cloſe — —	13	2	32
Crow Dale — —	9	0	2
Haler's Cloſe — —	7	2	28
Flew's Cloſe — —	9	2	23
T. Jeſſon's Far Cloſe —	3	2	24
Geſſing's Paſture —	13	0	24
Ragg's Paſture Cloſe —	7	2	18
Brown's Open Paſture —	17	2	13
Cold Harbour —	14	3	32
Watchorn's Little Cloſe	3	2	4
Geſſing's Calf Cloſe —	2	3	1
Wigley's Moor —	14	2	3
Ditto — —	8	2	23
Nether Moor —	16	3	13
Watchorn's Moor Cloſe	1	2	20
Middle Cloſe —	7	1	16
Beech Cloſe — —	6	2	1
Simſon's Cloſe —	11	3	15
Part of the Home Cloſe	7	3	23
Long Cloſe — —	0	3	16
Great Beech Cloſe —	16	0	5
Beech Cloſe — —	7	2	31
New Cloſe — —	5	2	11
The Mill and Home —	1	3	10
Little Cloſe — —	0	1	10
Beecroft's Cot —	0	0	4
Iſaac Watchorn's Houſe	0	0	20
Total Acres	304	0	34

LOT V.

	Present Rents proportioned £. s. d.	Yearly Value. £. s. d.
A Valuable Freehold Eſtate, compriſing a very eligible Farm of ancient incloſed Grazing Meadow and Arable Land, lying exceedingly compact to fine Aſpects, well watered and timbered, with a Dwelling-Houſe, Barns, Stabling, and Out-Buildings; the Whole containing One Hundred and Ninety-Six Acres, and Eight Perch, be the ſame more or leſs, ſubject to a ſmall annual Payment of £. 10. in Lieu of all Tythes. — — —	100 0 0	135 0 0

	A.	R.	P.
Howell's Homeſtead —	1	0	26
King's Yard — —	0	2	30
John Healey's Homeſtead	1	1	22
Geſſing's Little Cloſe —	0	3	28
Miller's Cloſe —	1	3	4
Mr. Healey's Aſh Cloſe	2	1	18
John Gray's ditto —	2	1	25
John Parker's ditto —	2	1	32
Melton Gate — —	14	2	5
Goring Bottom —	29	2	33
Flower's Cloſe —	19	3	12
Far Cloſe — —	22	3	19
High Field — —	36	1	5
Part of ditto — —	7	3	7
Horſe Lees — —	8	3	26
High-Gate Field —	16	3	23
Little Dale — —	17	3	7
Aſh Cloſe — —	6	3	15
John Gray's Lot & Garden	0	0	31
Total Acres	196	0	8

The Whole of the before deſcribed Eſtates are now let to Meſſrs. Gilbert, Bullivant, *and* Richard Harris, *as joint Tenants at Will, at very old Rents amounting to only* 915l. *per Annum: The different Purchaſers to be entitled to the preſent Rents annexed to each Lot.*

The annual Payment of 80l. *in lieu of all Tythes, was ſettled by a Suit in Chancery upwards of a Century back, therefore it is a bona fide conſolidated Modus; as ſuch, the Purchaſer of* Lot I. *his Heirs, or Aſſigns, to pay the full Sum to the Rector, and receive of the other Purchaſers, their Heirs or Aſſigns, the apportioned Sums particulariſed in each Lot: and for the Performance, each Purchaſer is to enter into a proper Deed that may hereafter be thought proper by the Vendor and Purchaſers Solicitors.*

CONDITIONS of SALE.

I. THE highest Bidder to be the Purchaser, and if any Dispute arise between two or more Bidders, the Lot to be put up again.

II. No Person to advance less than 20l. at each Bidding.

III. The Purchasers shall pay down immediately a Deposit of £15. per Cent. in Part of the Purchase-Money, and sign an Agreement for Payment of the Remainder on or before the 30th of June, 1786, on having good Titles.

IV. The Purchaser of the Estate shall have a proper Conveyance, at his own Expence, on Payment of the Remainder of the Purchase-Money according to the Third Condition; and be entitled to the Rents and Profits from Midsummer, 1786; to which Time all Outgoings will be cleared.

V. The largest Purchaser to have the Custody of the original Title Deeds, on entering into the usual Deed of Covenants to the other Purchasers for producing the same; and such Purchasers to have attested Copies of such Title Deeds as they think fit, at their own Expence.

VI. There being a Duty on all Sales of Estates, &c. of Three-pence in the Pound, with an Addition of Fifteen per Cent. on that Produce, to be levied on the Buyer or Seller, as may be thought most proper, the Lots comprised in this Particular are to be sold, subject to the Seller paying one Moiety of the said Tax, and the Buyers the other, exclusive of the Sums the said Lots shall sell for.

Lastly. If the said Purchasers neglect or fail to comply with the above Conditions, the Deposit-Money to be forfeited, the Proprietor shall be at full Liberty to re-sell the said Lots, and the *Deficiency*, if any, by such second Sale, together with the Charges attending the same, shall be made good by the Defaulter at this present Sale.

PARTICULARS

OF THE

REPUTED MANOR

OR

LORDSHIP *of* COSTON,

AND

SUNDRY FARMS,

IN

LEICESTERSHIRE.